

# UNOFFICIAL COPY



Doc#: 0833826000 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/03/2008 08:03 AM Pg: 1 of 3

Upon recording return to:

J Burke  
200 Madison  
#1650  
Chg I Label

Send subsequent tax bills

to:

SAME

Above space for Recorder's use only

**P.N.T.N.**

## WARRANTY DEED

THE GRANTOR, **4326 S MLK, Drive, LLC**, ("The Company"), of the City of Chicago, State of Illinois for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to: **Joseph Burke**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

### See Attached Exhibit A

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Subject to: Real estate taxes for 2007 and subsequent years; terms, provisions, covenants, conditions, and restrictions of record; provisions, covenants, conditions, and options in and rights and easements established by the Declaration of Condominium Ownership recorded, as amended from time to time; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and the Illinois Condominium Property Act.

Permanent Real Estate Index Number: 20-03-305-026-0000  
Address of Real Estate: 4326 S. King Drive, Unit <sup>2</sup> 3N, Chicago, IL 60653

DATED this 14 day of Nov, 2008


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PARCEL 1: UNIT 4326-2 IN THE 4326-28 S. KING DRIVE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 11 AND 12 IN H.H. HONOR'S SUBDIVISION OF PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 30, 2008 AS DOCUMENT 0830418076, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.


PARCEL 2: THE EXCLUSIVE USE OF PARKING SPACE P-4, A LIMITED COMMON

ELEMENT AND STORAGE SPACE S-5, A LIMITED COMMON ELEMENT, AS DELINEATED AND DESCRIBED IN THE AFORESAID DECLARATION OF CONDOMINIUM OWNERSHIP.

**CITY OF CHICAGO**  
 CITY TAX  
  
 NOV. 26. 08  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE


# 0000017164

REAL ESTATE TRANSFER TAX
03937.50
FP 103026

**COOK COUNTY**  
 COUNTY TAX  
  
 NOV. 26. 08  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP

# 0000038578

REAL ESTATE TRANSFER TAX
00187.50
FP 103025

**STATE OF ILLINOIS**  
 STATE TAX  
  
 NOV. 26. 08  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000038579

REAL ESTATE TRANSFER TAX
00375.00
FP 103021

# UNOFFICIAL COPY

**4326 S. MLK Drive, LLC.**

By:   
Robert Valente

(SEAL)

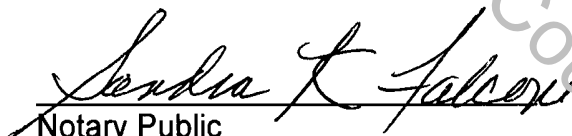
Its: member

State of Illinois,  
County of Cook, ss.

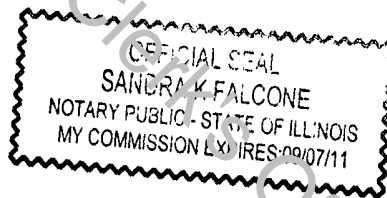
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **4326 S. MLK Drive, LLC** represented by its Member, Robert Valente, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person representing 4326 S. MLK Drive, LLC and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 19 day of Nov, 2008

My commission expires 09/07/11

  
Notary Public

**This document prepared by:**  
**James R. Pittacora**  
**Pittacora & Crotty LLC**  
**1928 W. Fulton, Ste. 201**  
**Suite 201**  
**Chicago, IL 60612**



Notary Public Office